



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

June 14, 2006

SUBJECT: **2006-0478 – Edwin O’Farriell** [Applicant] **Mildred M Citraro Trustee** [Owner]: Application on a 25,917 square foot site located at **1029 Ranere Court** (near Peekskill Dr.) in an R-0 (Low Density Residential) Zoning District.

Motion Parcel Map to subdivide one lot into two lots.

REPORT IN BRIEF

Existing Site Conditions Single-Family Home and Accessory Structure

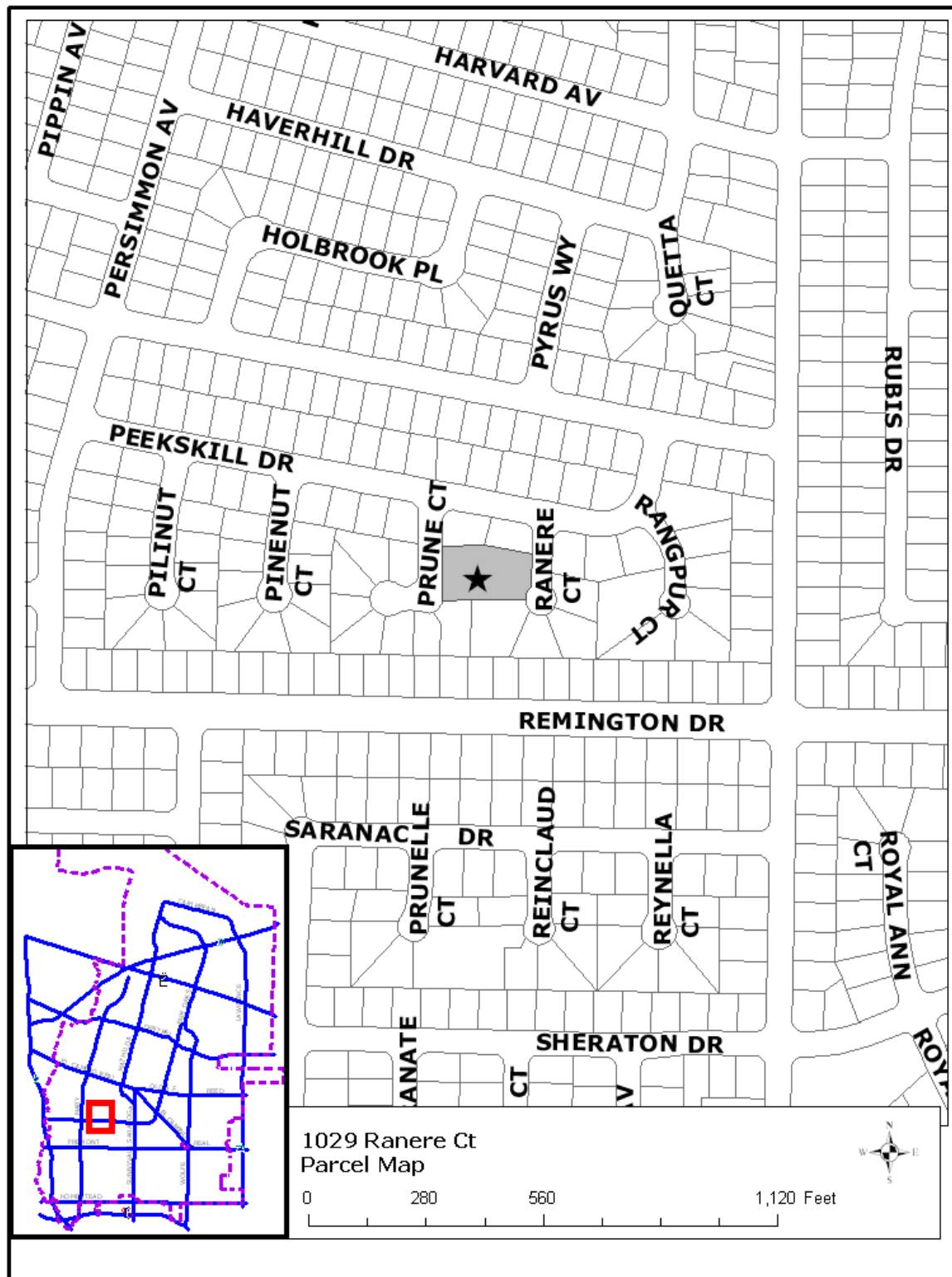
Surrounding Land Uses

North	Single-Family Home
South	Single-Family Home
East	Single-Family Home
West	Single-Family Home

Issues Covered Parking

Environmental Status A Class 15 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	25,917		6,000 min.
Lot 1	N/A	11,224	
Lot 2	N/A	14,693	
Gross Floor Area (s.f.)	4,116		No max.
Lot 1	N/A	1,656	
Lot 2	N/A	2,460	
Lot Coverage (%)	Approx. 8%		45% max. for one-story,
Lot 1	N/A	11%	40% for two-story
Lot 2	N/A	10%	
Floor Area Ratio (FAR)	Approx. 12%		45% max. without PC review
Lot 1	N/A	11%	
Lot 2	N/A	24%	
No. of Buildings On-Site	2	1 on each lot	---
No. of Stories	Main structure – 2 Accessory Structure – 1	Same	2 max.
Setbacks - Lot 1 facing Prune Court			
Front	20'	Same	20' min. / 25 min.
Left Side (North)	5'	Same	4' min. (12' total) / 7' min. (18' total)
Right Side (South)	57'	Same	4' min. (12' total) / 7' min. (18' total)
Rear	18' (1% encroachment)	Same	20' min. (10' permitted with 25% encroachment) / 20' min
Setbacks (First/Second Facing Property) - Lot 2 facing Ranere Court			
Front	Approx. 61'/61'	Same	20'/25'min.
Left Side (South)	34'/65'	Same	4' min. (12' total) / 7' min. (18' total)
Right Side (North)	12/12	Same	4' min. (12' total) / 7' min. (18' total)

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Rear	20'/20'	Same	20' min. (10' permitted with 25% encroachment) / 20' min
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	4 (2 min. for each lot)

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The proposal is for a Parcel Map to subdivide an existing 25,900 square foot lot into two lots. The site is zoned R-0 (Residential Low Density). The zoning for the site will not be changed as a result of the subdivision. Currently, the site contains a single family home, deemed a "Heritage Resource", and an accessory structure at the rear. No modifications to the existing structures are considered with the proposed subdivision. The proposal does not include the application for the construction of a new home. The existing home is located on Lot 2 while the accessory structure is located on Lot 1 (See Attachment C).

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2006-0112	Tree Removal Permit for four trees	Staff / Mixed (2 approved, 2 denied)	2/13/2006
2005-0799	Determination of Historical Significance	City Council by Appeal / Denied	10/5/2005

The main structure at 1029 Ranere was determined to have historical significance by the Heritage Preservation Commission (appeal denied by the City Council). The structure located at the rear of the site closest to Prune Court was not determined as historically significant. The owner has expressed a desire to remove this structure and build a new one-story home at the same

location. If the Parcel Map is approved, a proposal for a new home may be reviewed at staff level through a Design Review application.

A tree removal application, as noted above, was considered at the subject site earlier this year. Two avocado trees were approved for removal as they presented a safety danger, while the two California Live Oaks were required to remain on-site.

Environmental Review

A Class 15 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 15 Categorical Exemptions include the division of property in urbanized areas zoned or residential use into four or fewer parcels.

Parcel Map

Site Layout: The layout of the site consists of a single family home and an accessory building with a frontage on Ranere Court on an approximately 25,900 square foot lot. All setback and lot coverage requirements for the existing structures are met as a result of the subdivision. The applicant intends to demolish the structure at the rear of the site and construct a new one-story home. A Design Review application will be required to be filed upon approval of the Parcel Map. Additionally, it is the intent of the owner to build a garage for the existing home which will be subject to a separate Design Review application.

Landscaping: Currently, the site contains approximately 6 protected heritage trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet and six inches above the ground. Any proposed removal of these significant trees requires a separate Tree Removal Permit.

Parking/Circulation: Currently, an attached garage is located within the accessory structure at the rear of the lot. With the proposed subdivision, the newly created lot along Ranere Court will no longer contain the required covered parking. Per Condition of Approval #9A, a building permit for a two-car garage must be issued prior to completion of the Final Map approval from the Public Works Department. The Parcel Map indicates a 39 foot wide driveway entrance to Lot 1 along Prune Court. To meet Public Works Department standards for a driveway entrance the width shall be reduced to no greater than 25 feet (Condition of Approval #3D).

Compliance with Development Standards/Guidelines: The proposed subdivision will comply with all standard development requirements with the

exception of the required covered parking. As noted in the "Parking" section of this report, a new two-car garage for the existing home along Ranere Court is required prior to approval of a Final Map.

Expected Impact on the Surroundings: There are no expected impacts to the surrounding property owners as a result of this Parcel Map. The neighborhood consists entirely of single-family homes with varying sized lots.

Fiscal Impact

A Park Dedication Fee of \$11,230.31 is required prior to approval of a Final Map per Condition of Approval #2A.

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">Published in the <i>Sun</i> newspaperPosted on the site17 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">Posted on the City of Sunnyvale's WebsiteProvided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">Posted on the City's official notice bulletin boardCity of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Parcel Map. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Parcel Map with attached conditions.
2. Approve the Parcel Map with modified conditions.
3. Deny the Parcel Map.

Recommendation

Alternative 1

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Andrew Miner
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Parcel Map

Recommended Findings - Tentative Map

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is in conformance with the General Plan. However, if any of the following findings can be made, the Tentative Map shall be denied. Staff was not able to make any of the following findings and recommends approval of the Tentative Map.

1. That the subdivision is not consistent with the General Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff was not able to make any of the findings (B.1-8), and recommends approval of the Tentative Map.

Recommended Conditions of Approval – Parcel Map

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Parcel Map shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- C. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.

2. FEES

- A. Pay Park In-lieu fees estimated at \$11,230.31, prior to approval of the Final Map or Parcel Map. (SMC 18.10)

3. RIGHT-OF-WAY IMPROVEMENTS

- A. Obtain a Development Permit from the Department of Public Works for improvements.
- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.
- C. Eliminate all weeds within the parkstrip area on Prune Court. New landscaping shall be planted within parkstrip area. Hardscape is not allowed.

- D. All driveways must be constructed to current City standard specifications. Proposed driveway along Prune Court shall be reduced to 25' maximum width dimension.

4. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. New water lateral to be 1" service. This may necessitate changing out the existing water meter.
- C. Execute a Development Agreement and provide improvement securities and/or cash deposits as outlined in the Development Agreement prior to map recordation.
- D. Pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to map recordation.
- E. Provide security instrument with Development Agreement prior to map recordation.

5. UNDERGROUND UTILITIES

- A. All existing and proposed utilities shall be undergrounded.

6. TENTATIVE MAP CONDITIONS

- A. Full development fees shall be paid for each project parcel or lot shown on Parcel Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.
- B. At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department.

7. FENCES

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.

8. LANDSCAPING

- A. A separate tree removal permit is required for the removal of any protected heritage trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet and six inches above the ground.

9. PARKING

- A. Prior to approval of a Final Map, obtain approval for a two-car garage or carport for the existing home located closest to Ranere Court. Provide a minimum of two additional uncovered spaces on each property.

OWNER/
SUBDIVIDER:
MILDRED M CITRARO, TRUSTEE
1029 RANERE COURT
SUNNYVALE, CA 94087

SURVEYOR: MARK A. HELTON
GIULIANI & KULL, INC.
4880 STEVENS CREEK BLVD., # 205
SAN JOSE, CA 95129
(408) 675-4000

SITE DATA:
1029 RANERE COURT
A.P.N. 201-03-041
0.6± ACRES

ZONING: R0 LOW DENSITY RESIDENTIAL

NUMBER OF LOTS: 2 LOTS/UNITS

BENCH MARK: CITY OF SUNNYVALE BM #51 - ELEV. 154.155

NOTES:

2) THERE ARE NO SETTING TANKS.



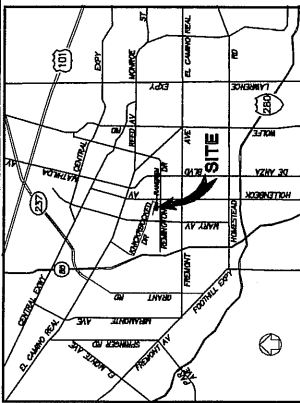
Paul A. Helton

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	24.88	43.00	33° 08' 12"
C2	26.38	43.00	35° 09' 10"

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		BUILDING FOOTPRINT
		P.C.C. PAVEMENT
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		SANITARY MANHOLE
		SANITARY CLEANOUT
		TREE
		CONTOUR LINE
		DOWNSPOUT, CURB AND GUTTER
		BUILDING RETENTION LINE
		DRAINAGE FLOW
		FENCE LINE
		SANITARY SEWER LINE
		WATER LINE

THIS TOPOGRAPHIC SURVEY WAS
PREPARED BY OTHERS AND
PROVIDED BY THE OWNER.
GIULIANI & KULL ASSUMES
NO RESPONSIBILITY FOR THE
ACCURACY OF THE TOPOGRAPHIC
SURVEY SHOWN HEREON.



VICINITY MAP
N.T.S.

